

NOTICE OF COMPLETION AND AVAILABILITY  
OF DRAFT INITIAL STUDY  
FOR  
CDU HEALTH PROFESSIONS EDUCATION BUILDING  
PROJECT NO.: PRJ2021-002060-(2)  
ENVIRONMENTAL ASSESSMENT NO. RPPL2022002289

LA County Planning, acting in the capacity of "Lead Agency" under the County Environmental Guidelines, Chapter III, Section 304, has filed a "Notice of Completion and Availability" of a Draft Initial Study - Mitigated Negative Declaration (MND) for the Project. This document has been prepared in accordance with, and pursuant to, the California Environmental Quality Act (CEQA), as amended; Public Resources Code, Section 21000 *et seq.*; and the "Guidelines for Implementation of the California Environmental Quality Act (State CEQA Guidelines), California Code of Regulation, Title 14, Chapter 15000 *et seq.*, (including Section 15160).

**PUBLIC REVIEW PERIOD**

The formal public review period for the Initial Study will be from October 18, 2022, to November 17, 2022. All comments received by the closing of the public review period will be considered in the Final Initial Study.

**SITE LOCATION**

1731 E 120th St, Los Angeles, California 90059

**PROPOSED PROJECT**

Construction of a five-story, 92,618-square-foot Health Professions Education Building consisting of classrooms, a lecture hall, auditorium/meeting room, a café, facilities support space (e.g., shipping/receiving, janitorial, electrical, and data rooms), study rooms, staff and faculty offices, conference rooms, virtual anatomy and virtual skills rooms, simulation rooms (e.g., hospital and exam room simulation), student lounge, lockers rooms, showers, restrooms/changing rooms, and outdoor terraces. Two existing modular buildings will be demolished.

**SUMMARY OF POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS**

The Initial Study identified two potentially significant effects of the project: 1) Hazards and Hazardous Materials related to the potential release of hazardous materials into the environment during construction, and 2) Hydrology and Water Quality related to erosion or siltation on-site and off-site, drainage patterns, or surface runoff. However, these two areas of environmental impact were found to be less than significant with mitigation measures incorporated.

**Hazards and Hazardous Materials:** To mitigate the potential impacts related to the potential release of hazardous materials or waste into the environment and better protect worker health and safety as well the public during construction, the applicant shall prepare and complete a Soil Management Plan prior to initiating soil disturbance and removal activities. All measures contained within the Soil Management Plan shall be implemented during all activities that involve soil disturbance. The Soil Management Plan shall be submitted to the Los Angeles County Fire Department Health Hazardous Materials Division (HHMD) for review and approval during the building permit application phase. The applicant shall also incorporate any necessary features to meet applicable standards, to the satisfaction of HHMD. HHMD shall oversee the implementation of the Soil Management Plan at the project site.

Hydrology and Water Quality: To mitigate potential impacts related to stormwater runoff, pollution loadings from impervious surfaces, erosion, and other impacts on the drainage systems, the applicant shall implement stormwater quality control measures that are consistent with the County's Low Impact Development standards (County of Los Angeles Code of Ordinance Title 12, Chapter 12.84) to reduce stormwater runoff. The measures shall be reviewed and approved by the Los Angeles County Public Works Department during the building permit application phase. The applicant shall also prepare a hydrology study to demonstrate the proposed development will not increase stormwater runoff from existing conditions. The hydrology study shall be submitted to the Los Angeles County Public Works Department for review and approval during the building permit application phase.

Therefore, LA County Planning staff determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The mitigation measures necessary to ensure that the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project.

### REVIEWING LOCATIONS

To ensure public access to the Draft Initial Study, copies of the document are available for review at the following County libraries:

- Willowbrook Library  
11737 Wilmington Ave  
Los Angeles, CA 90059

A copy of the Draft Initial Study will also be available for public review Monday through Thursday, 7:30 a.m. to 5:30 p.m. at:

LA County Planning  
Operations and Major Projects Section  
320 West Temple Street  
Los Angeles, CA 90012

An electronic version of the Draft Initial Study - MND is also available on the Department's website at <http://planning.lacounty.gov/case> by typing the project number **PRJ2021-002060** into the Search Case Archive Window.

Please submit written comments on the MND to Bryan Moller of LA County Planning at the above address. You may also fax your written comments to (213) 626-0434, or email to [bmoller@planning.lacounty.gov](mailto:bmoller@planning.lacounty.gov). Should you have any questions, please call (213) 974-6411.

**PROJECT VICINITY MAP**

